

M E M O R A N D U M

DATE: February 23, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0145-A- Appeal Period Expired

The appeal period for the above-referenced case expired on February 22, 2016. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

January 21, 2016

Heidi Nanavati
912 Monaghan Court
Lutherville-Timonium, Maryland 21093

RE: Petition for Administrative Variance
Case No. 2016-0145-A
Property: 912 Monaghan Court

Dear Ms. Nanavati:

Enclosed please find a copy of the Order rendered in the above-captioned matter

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE
(912 Monaghan Ct.)
8th Election District
3rd Council District
Heidi Nanavati
Petitioner

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* **CASE NO. 2016-0145-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owner of the property, Heidi Nanavati ("Petitioner"). The Petitioner is requesting Variance relief from § 1A04.3.B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed addition with a side yard setback of 41 ft. in lieu of the required 50 ft.; and to amend the Final Development Plan (FDP) of Smyth Property, Section 1, Lot 38 only. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments submitted by any of the County reviewing agencies. It is to be noted that Petitioner submitted a letter dated November 2, 2015 from the Waterford Preserve Homeowners Association, Inc. indicating their approval of her zoning request.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on December 27, 2015, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date

1/21/16

By

sen

Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information and photographs submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 21st day of **January, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1A04.3.B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed addition with a side yard setback of 41 ft. in lieu of the required 50 ft.; and to amend the Final Development Plan (FDP) of Smyth Property, Section 1, Lot 38 only, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for her appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

JEB:dlw



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 1/21/16
By DLW



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 912 Monaghan Ct Lutherville MD 21093 Currently zoned RC5
Deed Reference 35183 / 00108 10 Digit Tax Account # 2400006486
Owner(s) Printed Name(s) Heidi and Vipul Nanavati

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 1A04.3.B.2.b - to permit a proposed addition with a side yard setback of 41 feet in lieu of the required 50 feet; and to amend the final development plan of Smyth Property, Section 1, lot 38 only of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. ☐ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I/ we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

Heidi Nanavati /
Name #1 – Type or Print Name #2 – Type or Print
Heidi Nanavati /
Signature #1 Signature #2
912 Monaghan Ct Lutherville MD
Mailing Address City State
21093 / 410-825-1480 / heidinananavati@gmail.com
Zip Code Telephone # Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print
Signature
Mailing Address City State
Zip Code Telephone # Email Address

Representative to be contacted:

Name – Type or Print
Signature
Mailing Address City State
Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2016-0145-A Filing Date 12/16/15 Estimated Posting Date 12/27/15 Reviewer [Signature]
ORDER RECEIVED FOR FILING
Rev 5/8/2014

Date 1/21/16
By [Signature]

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 912 Monaghan Ct Lutherville MD 21093
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

We are looking to add a mudroom/bathroom on the north west side of the house. This extends from our kitchen and laundry room currently. It does not make sense to add it to the southeast side or front of the house. We can not place it out back since there is a pool in place. When constructed it will seamlessly flow with the design and style of the house. Not feasible to place on the opposite side of the house. Currently sitting at the exact 50' mark from the property line.

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

Heidi Nanavati

Signature of Owner (Affiant)

Heidi Nanavati

Name- Print or Type

[Signature]
Signature of Owner (Affiant)

VIPUL NANAVATI

Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15th day of December, 2015, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Heidi Nanavati and Vipul Nanavati

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public

2/2/16
My Commission Expires

ORDER RECEIVED FOR FILING

Date 1/21/16

By ser

RICHARD E. WALTERMYER, JR.
REV. 5/8/2014
Notary Public
Anne Arundel County
Maryland
My Commission Expires Feb. 2, 2016

Item #0145

ZONING PROPERTY DESCRIPTION FOR 912 MONAGHAN COURT

Beginning at a point on the northeast side of Monaghan Court, which has a 40-foot right of way, at the distance of 360 feet (+/-) north of the centerline of the nearest improved intersecting street Crosshaven Road, which also has a 40-foot right of way. Being Lot #38, Section #1 in the subdivision of Smyth Property as recorded in Baltimore County Plat Book #76, Folio #153, containing 1.41 acres. Located in the 8th Election District and the 3rd Councilmanic District.

Item #0145

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 12/28/2015

Case Number: 2015-0145-A

Petitioner / Developer: V & H NANAVATI

Date of Hearing (Closing): JANUARY 11, 2016

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
912 MONAGHAN COURT

The sign(s) were posted on: DECEMBER 27, 2015



Linda O'Keefe

(Signature of Sign Poster)

Linda O'Keefe

(Printed Name of Sign Poster)

523 Penny Lane

(Street Address of Sign Poster)

Hunt Valley, Maryland 21030

(City, State, Zip of Sign Poster)

410 - 666 - 5366

(Telephone Number of Sign Poster)

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 12/28/2015

Case Number: 2015-0145-A

Petitioner / Developer: V & H NANAVATI

Date of Hearing (Closing): JANUARY 11, 2016

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
912 MONAGHAN COURT

The sign(s) were posted on: **DECEMBER 27, 2015**



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

RECEIVED

JAN 20 2016

OFFICE OF ADMINISTRATIVE HEARINGS

Debra Wiley

From: Linda Okeefe <luckylinda1954@yahoo.com>
Sent: Wednesday, January 20, 2016 2:30 PM
To: Debra Wiley
Subject: Certification for 912 Monaghan Court
Attachments: Scan.tiff

Hi Debbie,

I tried to scan this and it is not real clear hope it will be good enough.
Thank you,

Linda

Linda O'Keefe
523 Penny Lane
Hunt Valley MD 21030
Phone # 410-666-5366
Cell# 443-604-6431
Fax# 410-666-0929
luckylinda1954@yahoo.com

RECEIVED

JAN 20 2016

OFFICE OF ADMINISTRATIVE HEARINGS

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0145 -A Address 912 Monaghan Ct

Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 12/16/15 Posting Date: 12/27/15 Closing Date: 1/11/16

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2016- 0145 -A Address 912 Monaghan Ct

Petitioner's Name V + H Nanavati Telephone 410 825 1480

Posting Date: 12/27/15 Closing Date: 1/11/16

Wording for Sign: To Permit a proposed addition with a side yard
setback of 41 feet in lieu of the required 50 feet; and
to amend the final development plan of Smyth Property,
Section 1, Lot 38 only

Revised 7/21/15

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No: 134181

Date: 12/16/15

PAID RECEIPT

BUSINESS AMOUNT TIME DEPT
12/17/2015 12:14:03 10:50:25 1

RECEIVED FROM: 134181 LOR

134181 LOR

3 525 0000 134181

134181

Page No: 1

11/15/15 11/15/15

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	206	0000		5150						\$175

Total: 5175

Rec From: V - H Nagarati

For: zoning hearing - case #206 - 15-A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

January 12, 2016

Heidi Nanavati
912 Monaghan Court
Lutherville MD 21093

RE: Case Number: 2016-0145 A, Address: 912 Monaghan Court

Dear Ms. Nanavati:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on December 16, 2015. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

AV 1-11-16

BALTIMORE COUNTY, MARYLAND

RECEIVED

Inter-Office Correspondence

JAN 13 2016

OFFICE OF ADMINISTRATIVE HEARINGS



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: January 13, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0145-A
Address 912 Monaghan Court
(Nanavahi Property)

Zoning Advisory Committee Meeting of December 21, 2015.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

Reviewer: *Jeff Livingston – Development Coordination*

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Gregory C. Johnson, P.E., Administrator

Date: 12/22/15

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 2016-0145-A
Administrative Variance
Heidi Nananahi
912 Monaghan Court

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2016-0145-A.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in dark ink, appearing to read 'David W. Peake', is written over a horizontal line.

David W. Peake
Metropolitan District Engineer – District 4
Baltimore & Harford Counties

DWP/RAZ

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE: January 6, 2015

FROM: ^{DAK} Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For December 22, 2015
Item No. 2016-0143, 0144, 0145, 0146 and 0147

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

DAK:CEN
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC12222015.doc

Sherry Nuffer

From: Sherry Nuffer
Sent: Thursday, January 21, 2016 1:40 PM
To: Janice M Kemp
Subject: web posting
Attachments: 2016-0145-A addition w side yard setback and amend FDP.docx

Please post the following to the web:

Thank you.

CASE NO.: 2016-0145-A (Administrative Variance)
CLOSING DATE: 1/11/16
ORDER DATE: 1/21/16

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/Conditions/Comments/No Comment</u>
<u>1-6</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>1-13</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>12-22</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
<u>11-2</u>	COMMUNITY ASSOCIATION	<u>Approved</u>
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION (Case No. _____)		
PRIOR ZONING (Case No. _____)		
NEWSPAPER ADVERTISEMENT Date: _____		
SIGN POSTING <i>Missing when deliv. on 1-12-16</i> Date: <u>12-27-15</u> by <u>O'Keefe</u> <i>Left v.m. 1-19 1:13 PM need sign poster to send proof.</i>		
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: _____		

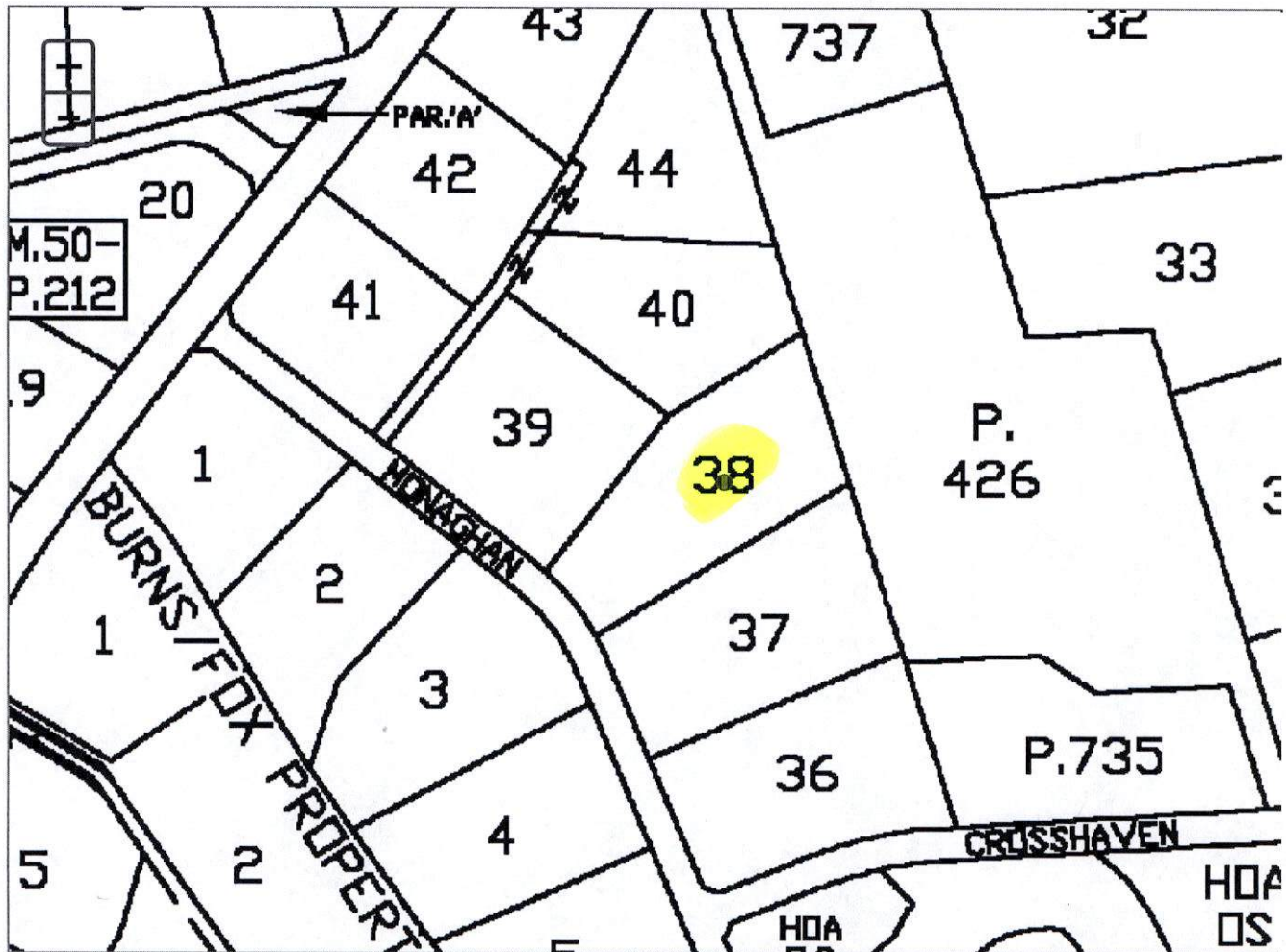
Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 08 Account Number - 2400006486							
Owner Information									
Owner Name:		NANAVATI VIPUL N NANAVATI HEIDI				Use: Principal Residence:		RESIDENTIAL YES	
Mailing Address:		912 MONAGHAN CT LUTHERVILLE TIMONIUM MD 21093-1529				Deed Reference:		/35183/ 00108	
Location & Structure Information									
Premises Address:		912 MONAGHAN CT LUTHERVILLE TIMONIUM 21093-1529				Legal Description:		1.409 AC 912 MONAGHAN CT NS SMYTH PROPERTY	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No: Plat Ref:
0051	0019	0068		0000	1		38	2014	1 0076/ 0153
Special Tax Areas:					Town: Ad Valorem: Tax Class:		NONE		
Primary Structure Built 2007		Above Grade Enclosed Area 4,706 SF		Finished Basement Area 2000 SF		Property Land Area 1.4100 AC		County Use 04	
Stories 2	Basement YES	Type STANDARD UNIT		Exterior SIDING	Full/Half Bath 4 full/ 1 half	Garage 2 Attached		Last Major Renovation	
Value Information									
			Base Value		Value As of 01/01/2014		Phase-in Assessments As of 07/01/2015		As of 07/01/2016
Land:			312,300		312,300				
Improvements			630,300		761,600				
Total:			942,600		1,073,900		1,030,133		1,073,900
Preferential Land:			0						0
Transfer Information									
Seller: MULROY BARBARA Type: ARMS LENGTH IMPROVED				Date: 07/22/2014 Deed1: /35183/ 00108			Price: \$1,425,000 Deed2:		
Seller: NVR INC Type: ARMS LENGTH IMPROVED				Date: 04/24/2007 Deed1: /25533/ 00333			Price: \$1,332,691 Deed2:		
Seller: CUSTOM BUILDERS SYNDICATE LLC Type: ARMS LENGTH MULTIPLE				Date: 01/04/2007 Deed1: /25020/ 00495			Price: \$896,000 Deed2:		
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2015			07/01/2016		
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00 0.00			0.00 0.00		
Tax Exempt: Exempt Class:				Special Tax Recapture: NONE					
Homestead Application Information									
Homestead Application Status: Approved 10/21/2014									

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)District: **08** Account Number: **2400006486**

The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).

Debra Wiley

From: Debra Wiley
Sent: Tuesday, January 19, 2016 12:18 PM
To: June Wisnom
Subject: reminder

Hi June,

Just a reminder that I'm still waiting for proof of sign posting on AV 2016-0145-A that closed on 1/11.

Thanks in advance.

Debra Wiley
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

Left v.m. 1-28 @ 1:13 PM



Vipul Nanavati
912 Monaghan Court
Lutherville, MD 21093

November 02, 2015

Dear Vipul Nanavati,

The Waterford Preserve Homeowners Association, Inc. Architectural Review Committee (ARC) has determined that your request **to construct a mudroom off the existing laundry room and side of your kitchen** meets the guidelines of the Architectural Rules and Regulations, and therefore approves your request as submitted in your application dated October 7, 2015. This approval does not include any permits required by the County or State. It is your responsibility to obtain such permits.

You, the homeowner, hereby agree that any and all liability caused by or arising from this modification shall not be held against the Association, Management Company, Builder or Developer. Consequently, the Association, Management Company, Builder or Developer will not be held liable for any damage or hazards caused by this modification to said lot or any adjacent lot. Please note that approval by the Architectural Review Committee is for aesthetic purposes only and does not imply that any review has been made of the structural or other adequacy nor does it imply nor avert the necessity for approval by appropriate governmental authorities. Nothing may be permanently installed in any lake, drainage or utility easements. Any construction pursuant to the provisions of this approval shall be subject to the continuing effect of the provisions of the Declaration, and of the Rules and Regulations of the Association and the Architectural Review Committee.

We hope your new alteration will provide your family with many years of enjoyment.

Sincerely,

Andrea Merchant
Community Manager for Waterford Preserve Homeowners Association, Inc.

Item #0145



Tree line on property line blocking
other house line of sight



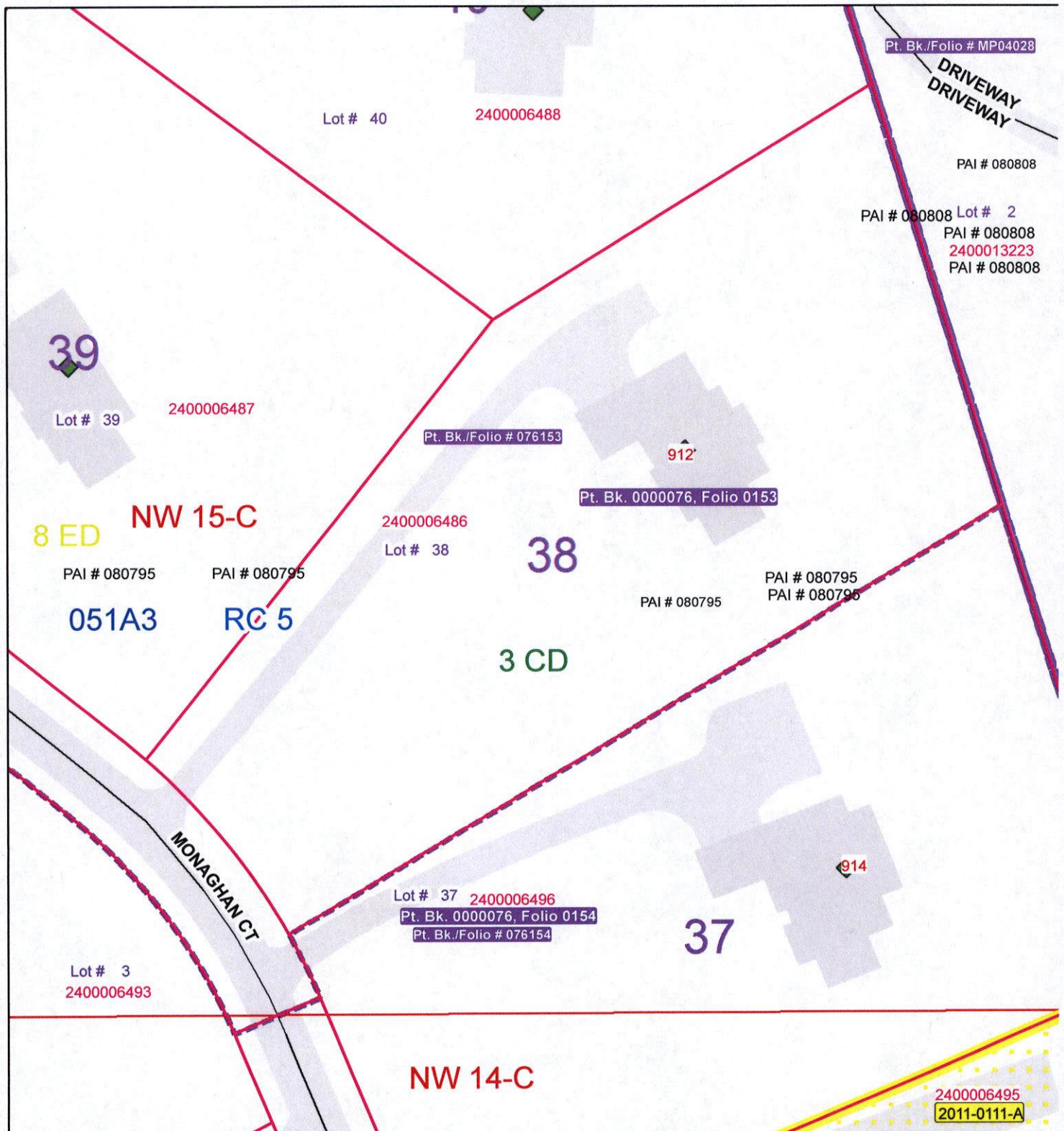


Mudroom to fill dirt area.
not to go past the beige box.



Item #0145

12 Monaghan Court



Publication Date: 12/7/2015



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 15 30 60 90 120 Feet

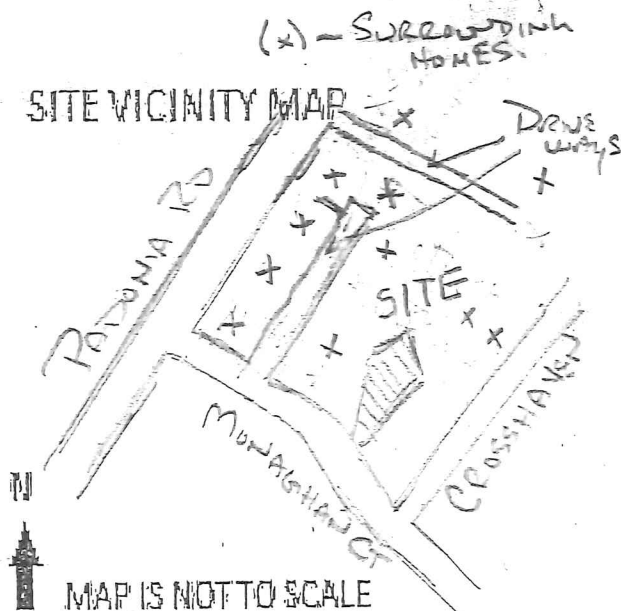
1 inch = 60 feet

Item #0145

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 912 Monaghan Court OWNER(S) NAME(S) Heidi and Vipul Nanavati
 SUBDIVISION NAME Smyth Property LOT # 38 BLOCK # - SECTION # 1
 PLAT BOOK # 76 FOLIO # 153 10 DIGIT TAX # 2400006486 DEED REF. # 35183/00108



PLAN DRAWN BY VIPUL NANAVATI DATE 12-12-15 SCALE: 1 INCH = 60 FEET



ZONING MAP# 051A3
 SITE ZONED RC 5
 ELECTION DISTRICT 8th
 COUNCIL DISTRICT 3rd
 LOT AREA ACREAGE 1.409
 OR SQUARE FEET 61,376.04
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC _____ PRIVATE X
 SEWER IS:
 PUBLIC _____ PRIVATE X
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:

#2016-0145-A

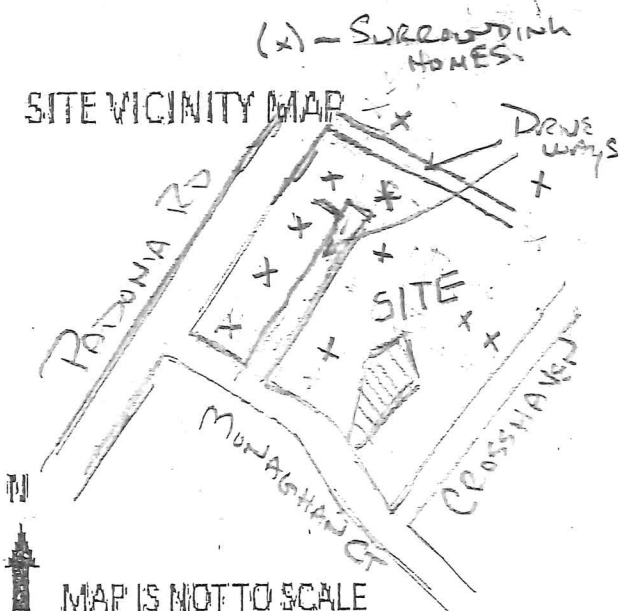
R.D.

Pet. Exh.
1

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 912 Monaghan Court OWNER(S) NAME(S) Heidi and Vipul Nanavati
 SUBDIVISION NAME Smyth Property LOT # 38 BLOCK # - SECTION # 1
 PLAT BOOK # 76 FOLIO # 153 10 DIGIT TAX # 2400006486 DEED REF. # 35183/00108



PLAN DRAWN BY VIPUL NANAVATI DATE 12-12-15 SCALE: 1 INCH = 60 FEET



MAP IS NOT TO SCALE
 ZONING MAP# 051A3
 SITE ZONED RC 5
 ELECTION DISTRICT 8th
 COUNCIL DISTRICT 3rd
 LOT AREA ACREAGE 1.409
 OR SQUARE FEET 61,376.04
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC _____ PRIVATE X
 SEWER IS:
 PUBLIC _____ PRIVATE X
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

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